

# UNDERHILL PLANNING COMMISSION

Thursday, December 13, 2018 @ 6:00 PM

## Minutes

---

### Attendance

#### **Planning Commissioners:**

Commissioner Carolyn Gregson, Chair  
Commissioner Johnathan Drew, Vice Chair  
Commissioner David Edson  
Commissioner John "Kail" Romanoff  
Commissioner Cynthia Seybolt  
Commissioner Sandy Wilmot

#### **Staff/Municipal Representatives:**

Andrew Strniste, Planning Director

#### **Others Present:**

None

---

[5:55] Members of the Planning Commission started to convene at Underhill Town Hall around 5:55 pm.

[5:59] Chair C. Gregson called the meeting to order. No public was in attendance, and therefore, no public comment was provided.

### **AGENDA ITEM: BEARTOWN ROAD SOLAR ARRAY PROJECT**

[6:03] Staff Member Strniste reviewed the answers to the questions the Planning Commission asked him to obtain during the previous meeting. A discussion ensued about the ambiguity pertaining to the Selectboard agenda items, making it difficult to know the topics of discussion. Commissioners suggested that the Town create an email list to keep residents advised about various issues transpiring within the Town.

### **AGENDA ITEM: 2020 TOWN PLAN – FORUM GROUP 1 (LAND USE) FOLLOW-UP DISCUSSION**

[6:12] Forum Group 1 presented to the Commission an updated version of their survey questions. Forum Group 1 stated that the Conservation Commission suggested writing an introduction for some of the questions. A discussion ensued about narrowing answer options to two possibilities, such as "yes" or "no." In response to Commissioner Wilmot's suggestion, Forum Group 1 advised that they did include some of the survey questions from 2008. A discussion ensued about transfer of development rights, density bonuses, and purchase of development right v. buying a property outright. Forum Group 1 continued to discuss their survey with the Commission.

[6:36] Staff Member Strniste advised that while the survey may seem very long, that time it takes to complete the survey is not long at all, and that the survey is very easy – not burdensome. Forum Group 1 plans to make some edits to the survey based on the feedback provided.

[6:41] Commissioner Wilmot provided input pertaining to how the construction of driveways and roads fragment habitats. Specifically, Commissioner Wilmot suggested that awareness of future driveways and roads should be reflected in the plan. A discussion then ensued about restrictions on land (specifically in regards to natural resources) and property owner rights. Commissioner Seybolt informed the Commission that the Conservation Commission communicated that some aspects of the natural resources section are aspirational and beyond their ability to achieve. She

then informed the Commission that members of the Conservation Commissions wished to address in the new Town Plan: grants available, updated maps and references to climate change.

[6:50] A quorum is expected for the January 10, 2019 meeting. Minutes are to be approved at the next meeting.

[6:53] Commissioners Wilmot and Romanoff exited meeting, and therefore, a quorum of the Planning Commission no longer existed. As a result, the meeting came to an end.

---

Respectfully Submitted By:

Andrew Strniste, Planning Director

The minutes of the December 13, 2018 meeting were accepted this 31 day of January, 2019.

  
Carolyn Gregson, Planning Commission Chair

**New Action Items**

☐ Forum Group: Each forum group write as many survey questions as possible and submit them to Staff Member Strniste as soon as possible.

**Old, Incomplete Action Items**

- ☐ Staff Member Strniste: Provide materials pertaining to the zoning pamphlet in the coming weeks.
- ☐ Staff Member Strniste: Providing a map of where the capital projects are located.
- ☐ Staff Member Strniste: Obtain a report on how Selectboard Member Johnson derived at the funding sources (i.e.) for the identified capital projects.
- ☐ Commission: Review memorandum from Transportation Board.
- ☐ Commission: Continue to review Town Plan sections that were volunteered and develop presentation materials for discussion at upcoming Planning Commission meetings.

**Completed Action Items**

- ☒ Staff Member Strniste: Obtain Answers to the Questions About the Solar Array